



455 Junction Road

Property Data

Location	455 Junction Road Madison, WI
Building	Two-Story Stucco, Masonry and Glass Exterior
Building Gross Size	17,000 Sq. Ft.
Lot Size:	52,754 Sq. Ft.
Amenities	Large glass entry lobby, LL Conference Room, Break Room, Three drive-thru lanes and an ATM lane



PRICE REDUCTION!!!!

Motivated Sellers Ready to Deal

Modern office building in a great location. High visible with good traffic counts and easy access from Mineral Point Road. The building is current occupied by State Bank of Cross Plains. They will be vacating the building when it is sold. This is a great opportunity for an owner/occupant. The lower level is built out into a large conference room, break room and storage. The building could be a multi-tenant or single tenant building. All personal property of the bank will be removed when they vacate the building. There is the potential for a buyer to purchase any office furniture as well. Potential for redevelopment as well. The property is zoned CC which allows for a wide variety of uses and excellent redevelopment opportunities.

Price: ~~\$2,500,000~~ **\$1,950,000**

Traffic Count: 20,800/day

- Contact -

MIKE RING

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*This property is being marketed by
Park Towne Realty, LLC.*